

II. Work in Progress

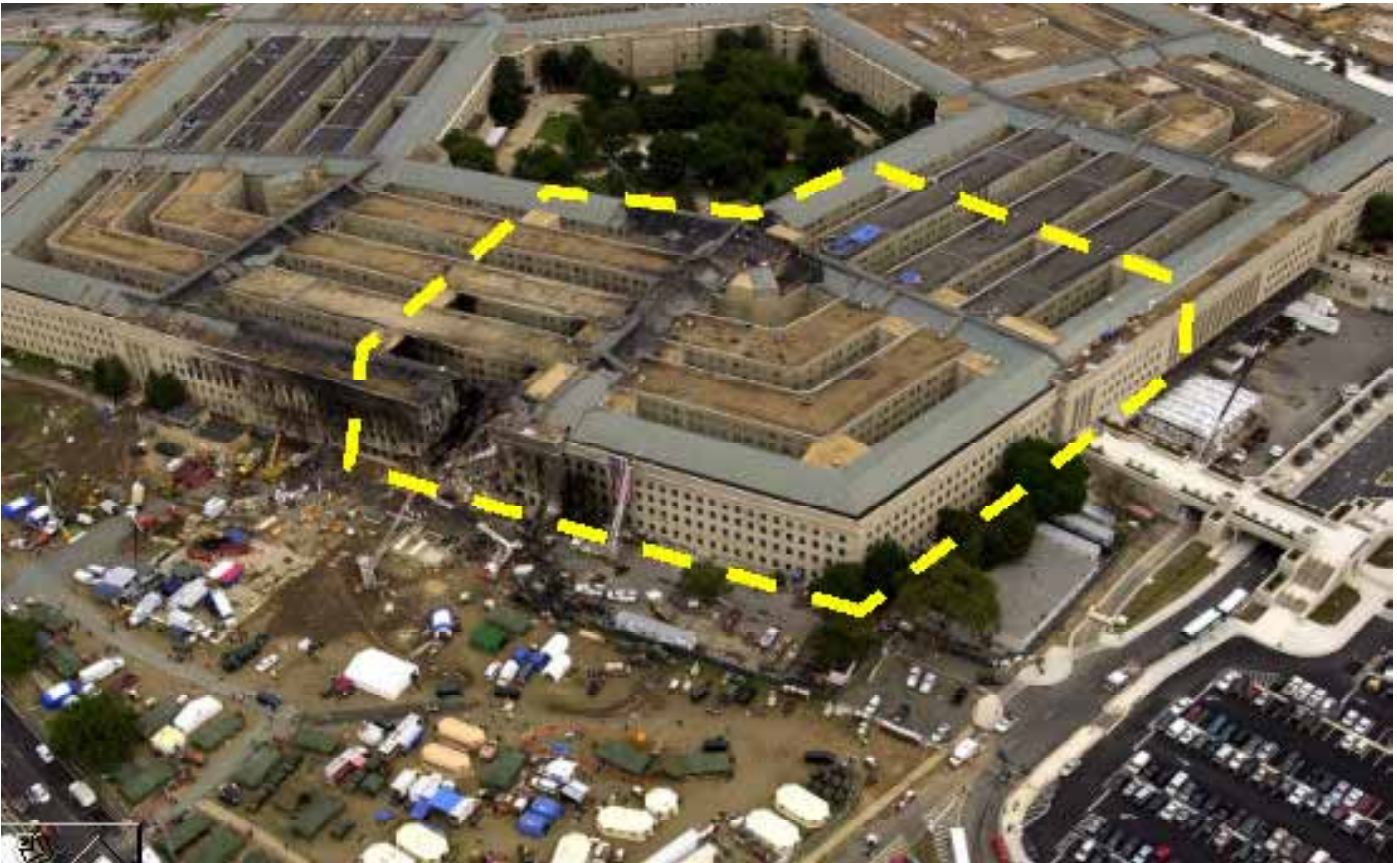
Phoenix Project



This photo, taken on February 6, 2002, is a good representation of the size of the Phoenix Project. Visible just above the project is the five-acre courtyard in the center of the Pentagon.



II. Work in Progress



The photo above outlines Wedge 1. Nearly all of the one million square feet of space suffered damage to varying degrees. The photo to the left was shot on November 20, 2001, the day after demolition was complete on the Phoenix Project. When core and shell work on the Phoenix Project is complete, tenant fit-out construction will be accomplished in conjunction with the remainder of the Wedge1 rebuild effort.



II. Work in Progress

WEDGE 1

The renovation of the five floors in Wedge 1, approximately 1 million square feet of space, began in 1998. The project included environmental abatement, major structural demolition, installation of new utilities, and the build-out of tenant areas. The 5,000 occupants of Wedge 1 moved out of the wedge between January 1, 1998, and December 31, 1998 into various swing space locations. Some moved to other areas of the Pentagon, but most were relocated to temporarily leased office space. Part of the relocation process involved the design and modification of these leased spaces to maintain the tenants' connectivity with the Pentagon.

The culmination of the renovation of Wedge 1 was moving the new occupants into the renovated office space. The majority of the new occupants came from Wedge 2. Approximately 3,800 people had been moved into Wedge 1 as of September 11, 2001. The project was within five days of completing the final punch list items when the terrorist attack occurred.

Since September 11, significant progress has been made to recover and re-occupy Wedge 1 space. Some areas have been completed, with many offices rapidly being returned to their condition prior to the attack on the Pentagon.

CHALLENGES

All major construction in Wedge 1 had been complete prior to September 11, 2001. Careful review of the building structure was undertaken after the attack, and complete demolition of the C, D and E rings between Corridor 4 and Corridor 5 was necessary. The Phoenix Project encompasses the rebuilding of the structural elements and core and shell systems that were destroyed. The recovery of those areas outside of the Phoenix Project site and tenant fit-out of the Phoenix site are within the scope of the Wedge 1 and Wedge 2 projects. A goal of September 11, 2002 has been established for the tenant fit-out in the E-ring directly adjacent to the area of impact, with the completion of all other areas by March 2003.

WEDGE 1 HIGHLIGHTS

- Recently received an award from the Association of General Contractors
- 1,000,000+ square feet of building space
- 1,282 new energy efficient windows
- 386 historic blast resistant windows installed
- 5,000 personnel relocated to swing space
- 83 million pounds of debris removed
- 28 million pounds of asbestos contaminated material removed
- 70 percent of removed materials recycled
- A new bank of escalators traversing all five floors
- 8 new elevators to increase vertical mobility
- New energy management control system
- New heating and cooling system
- New telecommunications infrastructure
- Five days from completion on 9/11



A key turn over ceremony was held to commemorate the first Navy tenants to move into Wedge 1.

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Wedge 1



David O. Cooke, Director of Administration and Management (center left) and Pentagon Renovation Program Manager, Lee Evey (center, right) at the Wedge 1 Ribbon Cutting ceremony on March 8, 2001.



The skylights in the new Wedge 1 cafeteria, between the B and C-rings on the second floor, survived the blast from the terrorist attack without a crack. However, the cafeteria itself (pictured next page) suffered severe water and smoke damage.

In the aftermath of the attack, all portions of Wedge 1 suffered damage to varying degrees. Workers immediately began to remove damaged furniture, drywall, insulation, carpet, ceiling tile, and mechanical and electrical equipment that could not be refurbished or recovered. Much of these operations were accomplished under abatement conditions, since mold had grown in most of the Wedge 1 areas. The majority of this work was accomplished by December 2001.

All of the telecommunications closets along Corridor 4 were destroyed in the attack and the majority of the remaining closets suffered significant smoke and water damage to active equipment. The only items not requiring total replacement included cable, cable tray and conduit systems. Due to the fact that all classified voice and data closets were destroyed, the Information Management and Telecommunications team was required to take extraordinary efforts to reroute and redirect communications systems to allow the rapid reoccupancy of tenant spaces.

Approximately 95 percent of all furniture in Wedge 1 was destroyed or significantly damaged. As soon as all furniture was removed or refurbished, new orders were placed according to tenant requirements.

In order to begin demolition and abatement work, it was necessary to isolate Wedge 1 from the rest of the building. To accomplish this task, mechanical, electrical, plumbing and communications systems had to be disconnected in Wedge 1 while ensuring that the rest of the building remained operational.

MILESTONES

With a strong determination to get the Wedge 1 portion of the Pentagon back into operation, the Renovation team has performed around the clock to get the tenant spaces ready for reoccupancy. As of March 2002, 1,500 individuals have been moved back into permanent space. Phased move-ins will continue through March 2003, with reoccupancy for the next phase scheduled for the Summer of 2002. E-ring of the Phoenix area is scheduled for occupancy on September 11, 2002, and full occupancy of the Wedge is expected by March 2003.



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Wedge 1



Damage to Corridor 4

Smoke and water damage in the cafeteria. The remains of the double glass doors from Corridor 4 can be seen on the floor.



Mold flew up the walls from the millions of gallons of water pumped into Wedge 1 and 2 to fight the fires. Workers had to cut and replace all drywall six feet from the floor in this hallway.



Then & Now

The photos on the left depict the damage done to various areas of Wedge 1 as a result of the 9/11 attack.

Many areas not in the direct path of Flight 77 suffered water damage from the newly installed sprinkler system. Debris and smoke damage from the ensuing explosion affected other areas like the new cafeteria.

To the right, the results of the many hours of work crews spent on cleanup and reconstruction of these areas.

